030.0	0002	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	741,100 / 741,100
					USE VALUE:	741,100 / 741,100
					ASSESSED:	741,100 / 741,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIM LANCE
Owner 2:	
Owner 3:	
Street 1:	61 BATES ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KIM LANCE & SEONG -
Owner 2:	KIM WANKI & MINGA -
Street 1:	61 BATES ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,061 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1324 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6061.000	259,600		481,500	741,100
Total Card	0.139	259,600		481,500	741,100
Total Parcel	0.139	259,600		481,500	741,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 559.74 | /Parcel: 559.7

Legal Description

User Acct 20710

GIS Ref

GIS Ref

Insp Date 03/28/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 030.0-0002-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,700	0	6,061.	481,500	741,200	741,200	Year End Roll	12/18/2019
2019	101	FV	218,400	0	6,061.	511,600	730,000	730,000	Year End Roll	1/3/2019
2018	101	FV	218,400	0	6,061.	373,100	591,500	591,500	Year End Roll	12/20/2017
2017	101	FV	218,400	0	6,061.	325,000	543,400	543,400	Year End Roll	1/3/2017
2016	101	FV	218,400	0	6,061.	276,800	495,200	495,200	Year End	1/4/2016
2015	101	FV	213,200	0	6,061.	270,800	484,000	484,000	Year End Roll	12/11/2014
2014	101	FV	213,200	0	6,061.	222,700	435,900	435,900	Year End Roll	12/16/2013
2013	101	FV	213,200	0	6,061.	211,800	425,000	425,000		12/13/2012

!2495!

PRINT

Date	Time
12/10/20	17:53:50

LAST REV

Date	Time
07/20/17	14:14:10

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2495

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIM LANCE & SEO	1250-116		4/4/2002	Family	1	No	No		
BONANNO FRANCIS	1184-86		3/2/1998		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	20710
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/11/2015	667	Solar Pa	9,000		6/11/2015			Install 14 solar p
8/1/2012	549	Manual	6,000					
8/25/2009	759	Wood Dec	4,300					

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2015	Permit Insp	PC	PHIL C
3/28/2009	Meas/Inspect	201	PATRIOT
5/6/2000	Inspected	264	PATRIOT
2/18/2000	Mailer Sent	263	PATRIOT
2/18/2000	Measured	263	PATRIOT
8/12/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6061		Sq. Ft.	Site		0	80.	0.99	1									481,466						481,500	

Total AC/HA: 0.13914 | Total SF/SM: 6061 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 481,466 | Spl Credit | Total: 481,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	75000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376218
Depreciation:	116628
Depreciated Total:	259590

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

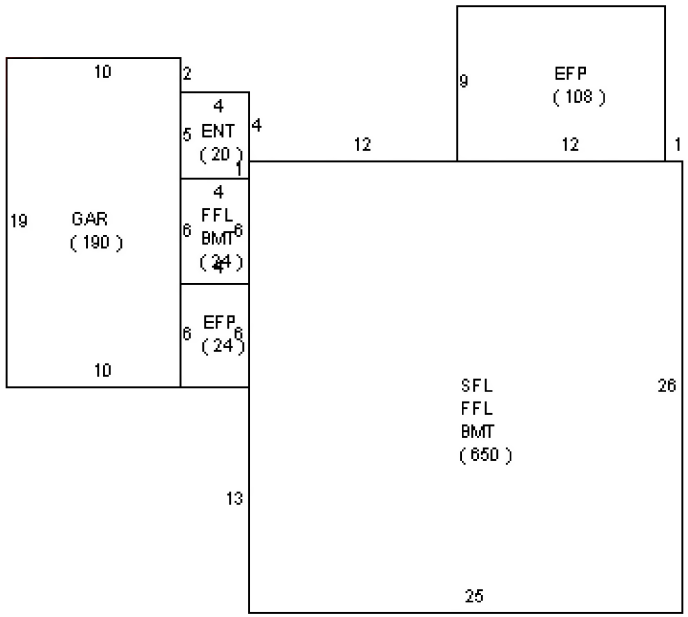
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	674	50.110	33,777
FFL	First Floor	674	167.050	112,589
SFL	Second Floor	650	167.050	108,580
GAR	Garage	190	27.870	5,296
EFP	Enclos Porch	132	47.370	6,252
ENT	ENTRY	20	26.130	523

Net Sketched Area:	2,340			Total:	267,017
Size Ad	1324	Gross Are	2340	FinArea	1324

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	183.75
Special Features:	0	Val/Su Net:	110.94
Final Total:	259600	Val/Su SzAd	196.07

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

030.0-0002-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	